

MISSION:

The Live Where You Work Homebuyer Program builds strong communities and promotes sustainable land use by encouraging people to live close to their places of employment.

SPONSORS:

Live Where You Work is sponsored by the New Jersey Housing and Mortgage Finance Agency (HMFA) in partnership with individual cities, boroughs and towns throughout New Jersey.

ABOUT THE TOWNSHIP OF ROBBINSVILLE:

Located in Mercer County, Robbinsville is a 21-square mile community comprised of safe neighborhoods, a robust town center, shopping districts and more than 2,000 acres of preserved open space and wetlands.

With a population of 13,642 as of the 2010 U.S. Census, Robbinsville residents enjoy the peace and tranquility of a quaint, suburban lifestyle and still have easy access to major metropolitan areas, along with miles of beautiful New Jersey beaches. The Hamilton and Princeton Junction NJ Transit Rail Stations, along with major thoroughfares such as the New Jersey Turnpike, U.S. Route 1, U.S. Route 130/33, and Interstates 295, 195 and 95 all are within a short commute.

Beautiful parks and highly-regarded recreation facilities also are a Robbinsville staple, as approximately 26 percent of the Township is comprised of public parks and preserved open space. The historic Robbins House at Hillcrest Farm is situated on 23 acres of preserved space, while Tantum Park features 36 acres and includes a playground, picnic pavilion, two tennis courts, two lighted basketball courts, three baseball/softball fields and the Thomas J. May Nature Trail. In addition, Robbinsville features a Skate Park and Blakely Park, a 28-acre recreational area that serves as home to many of our very successful youth sports programs.

The Robbinsville Township school district continues to develop and produce high quality, college-ready students with diverse backgrounds and interests in a wide range of activities such as athletics, the arts, vocational-technical and philanthropy. With its rich heritage and a growing community that embraces each other and its future, Robbinsville Township continues to be one of the most desirable places to live in all of Mercer County.

If you already work in Robbinsville, the Live Where You Work Homebuyer Program is just another reason to make Robbinsville your new home!



637 South Clinton Avenue
Trenton, NJ 08650-2085
TEL: 609-278-7400
www.njhousing.gov

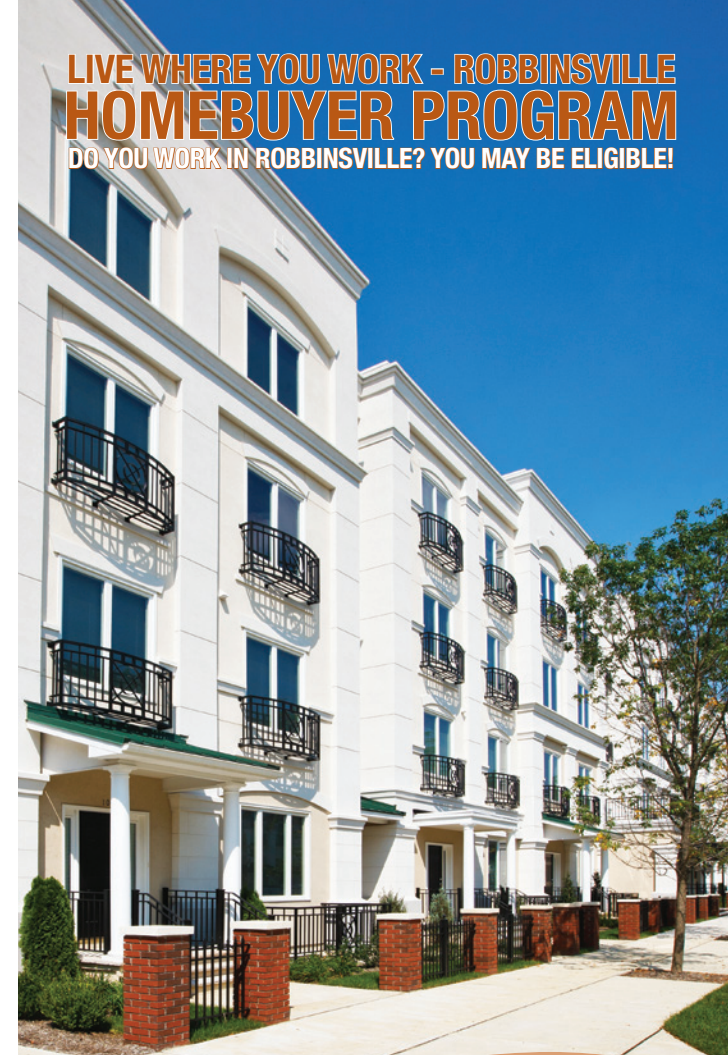


1 Washington Boulevard
Robbinsville, NJ 08691
TEL: 609-918-0002
www.robbinsville-twp.org

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LIVE WHERE YOU WORK - ROBBINSVILLE HOMEBUYER PROGRAM

DO YOU WORK IN ROBBINSVILLE? YOU MAY BE ELIGIBLE!



LIVE WHERE YOU WORK

A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY

**ELIMINATE THOSE LONG COMMUTES TO WORK!
DOWNPAYMENT AND CLOSING COST ASSISTANCE!
MORE FLEXIBLE UNDERWRITING CRITERIA!**

TO LEARN MORE ABOUT LIVE WHERE YOU WORK – ROBBINSVILLE

VISIT US ON THE INTERNET AT
WWW.LIVewhereYOUWORK.NJ.GOV
OR CALL 1-800-NJHOUSE



LIVE WHERE YOU WORK
A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY



SEARCH FOR A HOME

View potential properties by
visiting these websites:**

www.robbinsville-twp.org



WHAT IS ROBBINSVILLE'S LIVE WHERE YOU WORK PROGRAM?

Live Where You Work - Robbinsville is a special homebuyer incentive program that provides low-interest mortgage loans to first-time homebuyers who work in and are looking to purchase a home in Robbinsville. First-time homebuyers are defined as those who have not owned a home for the past three years.

WHAT ARE THE BENEFITS OF ROBBINSVILLE'S LIVE WHERE YOU WORK PROGRAM?

- Low-interest mortgages for first-time homebuyers.
 - Downpayment and closing cost assistance for the purchase of a home.
 - More flexible underwriting criteria for the loan qualification process.
 - Additional savings offered by local businesses in partnership with the City of Robbinsville.
- Visit www.robbinsville-twp.org for more information.

MAXIMUM INCOME LIMITS FOR ROBBINSVILLE†‡

FAMILY SIZE	TOWNSHIP WIDE
1-2 person household	\$95,700
3+ person household	\$110,055

MAXIMUM PURCHASE PRICE LIMITS FOR ROBBINSVILLE†

HOUSE TYPE	TOWNSHIP WIDE
New 1 family	\$395,595
Existing 1 family	\$395,595
Existing 2 family	\$445,563
Existing 3 family	\$541,340
Existing 4 family	\$624,623

A MESSAGE FROM THE ROBBINSVILLE TOWNSHIP COUNCIL

Robbinsville Township has long been considered one of the most desirable places to live and raise a family in all of New Jersey.

The Township has been assigned a very strong 'AA' rating by Standard & Poor's, and provides easy access to Philadelphia, New York City and all shore points.

One of the safest communities in all of Central New Jersey, Robbinsville continues to forge ahead despite a difficult economy, and takes great pride in providing vital services to our residents.

Everyone in this growing and vibrant community is certain you will be as proud as we are to call Robbinsville Township home.

** Not all properties listed on these websites are located within Urban Target Areas.

† These limits are set by the federal government and are subject to change without notice.

‡ Interest rates will vary depending on income. See www.livewhereyouwork.nj.gov for more information.